

**COUNCIL BLUFFS PLANNING COMMISSION  
TUESDAY, MAY 11, 2010 - 6:00 P.M.  
COUNCIL BLUFFS PUBLIC LIBRARY – 400 WILLOW AVENUE**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. ADOPTION OF AGENDA**

**4. APPROVAL – MINUTES OF THE APRIL 13, 2010 MEETING**

**5. PROOF OF PUBLICATION**

**6. REVIEW OF MEETING PROCEDURES**

**7. PUBLIC HEARINGS**

- A. CASE #ZC-10-006: Continued public hearing on the request of the Community Development Department to rezone Lots 1 through 6, Block 4, all of Block 5, Lots 1 through 12, 23 and 24, Block 25, Lots 1 through 12, 23 and 24, Block 32, Lots 1 through 12, 23 and 24, Block 53, Lots 1 through 12, 23 and 24, Block 60, Lots 1 through 12, 23 and 24, Block 81, Lots 1 through 14, 27 and 28, Block 88, Lots 21 and 22, Block 89, all in Railroad Addition, and Out Lot 1, Acosta Subdivision from R-2/Two Family Residential to A-2/Parks, Estates and Agricultural and to rezone Blocks 6 and 7, Railroad Addition from C-2 Commercial to A-2/Parks, Estates and Agricultural and to rezone Blocks 8, 9 and 10, Railroad Addition from I-2/General Industrial to A-2/Parks, Estates and Agricultural. These rezoning descriptions shall include any abutting vacated right-of-way. Location: Approximately ½ block wide strip extending from west of South 21<sup>st</sup> Street, north of 23<sup>rd</sup> Avenue to east of South 15<sup>th</sup> Street, then south to south of 28<sup>th</sup> Avenue then west to South 17<sup>th</sup> Street.
- B. CASE #PC-10-001: Public hearing on the request of Kimco Metro Crossing, LP to amend the approved planned commercial development plan relative to signage. Location: West of Interstate 29, north of Highway 275.
- C. CASE #ZC-10-008: Public hearing on the request of the Community Development Department to rezone the S½ NW¼ and the N½ SW¼ of Section 22-75-43 lying east of I-80 and north of Highway 6/East Kanesville Boulevard from R-4/High Density Multi-family Residential with a Planned Residential Overlay to A-2/Parks, Estates and Agricultural District and to rezone the SW¼ of Section 22-75-43, the SE¼ SE¼ of Section 21-75-43, the NW¼ NW¼ of Section 27-75-43 and the NE¼ NE¼ of Section 28-75-43 all lying east of I-80, south of Highway 6/East Kanesville Boulevard and northwest of the City limits from PC/Planned Commercial to A-2/Parks, Estates and Agricultural District. Location: East of Interstate 80 to the City limits, north and south of Highway 6/East Kanesville Boulevard.
- D. CASE #ZT-10-004: Public hearing on the request of W-C Investment Company, Inc. to amend Chapter 15.15.020 to add 'Funeral Services' as a principal use in the C-2 Commercial District.
- E. CASE #ZT-10-005: Public hearing on the request of the Community Development Department to amend Chapter 15.26.030 to add an exception to 'Nonconforming Uses'.
- F. CASE #URV-10-003: Public hearing on the request of the City of Council Bluffs to create the Bluff Street Urban Revitalization Area and adopt the required plan for an area legally described as Lots 1 - 6, Block 6, Jacksons Addition, City of Council Bluffs, Pottawattamie County, Iowa. Location: 510 Bluff Street.
- G. CASE #URV-10-004: Public hearing on the request of the City of Council Bluffs to create the Pine Ridge Urban Revitalization Area and adopt the required plan for an area legally described as Lots 10 through 19 and Lots 29 through 42 (except those parts of Lots 29, 30 and 36 through 42 conveyed to the State of Iowa for Highway purposes), and all of vacated Dillman Drive adjacent, all in Dillman's Addition along with the Northerly 132 feet of Lot 10 (except State of Iowa), Auditor's Subdivision of the NW¼ NE¼, Section 30-75-43, City of Council Bluffs, Pottawattamie County, Iowa. Location: Generally bounded by Dillman Drive, Simms Avenue and Highway 6.

**8. OTHER BUSINESS**

- A. City Council update
- B. Other items of interest

**9. ADJOURNMENT**